

**CERTIFICATE OF INSPECTION****VALID FOR ONE YEAR**

Address:	175 Woodrow Ave.	Date:	March 17, 2015
Perm. Parcel No:	813-13-070	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Minda Brown-Jaramillo	Maximum Occupancy:	8 persons
Address:	same	Property:	Legal Conforming [X] Legal Non-Conforming [] Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

**NOTE:** New bathroom and laundry room installed with no permits or inspections, an electrical and plumbing permit are required as are the subsequent inspections.

**REQUIRED MAINTENANCE ITEMS:**

1. Remove all trash, rubbish, garbage or debris on property, especially around garage.
2. Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Remove the existing roofing shingles and install a new roof on the dwelling and adjacent garage. Use Ice and water Shield where required. Make all necessary repairs to the existing roof. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
3. Repair roof joist over front porch.
4. Tuck-point the chimney above the roof line. Repaint to match existing if applicable. Only masonry mortar materials may be used to tuck-point brick masonry (no caulking), and the mortar color must match the existing mortar. Gray mortar MAY NOT be acceptable.
5. Repair or rebuild brick support pillar for front porch.
6. Replace front porch floor joist and tongue and groove wood floor as needed, refinish or paint.

**GARAGE:**

1. Roofs must be free of holes, deterioration or leakage. Completely replace the garage roof.
2. Repair by leveling out the bow from roof or if necessary completely replace roof joist.
3. Replace missing and broken windows on garage. Scrape and paint window trim as needed.

**NOTICE:** THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

**NOTICE**

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

PERMITS ARE REQUIRED FOR HVAC,  
PLUMBING, ELECTRICAL AND MAJOR  
CARPENTRY.

**CITY OF BEDFORD BUILDING DEPARTMENT**

Inspector: Robert Brown

Certificate of Inspection  
**175 Woodrow Ave.**  
Minda Brown-Jaramillo  
March 17, 2015

**EXTERIOR ITEMS:**

1. Clean, repair or replace all gutters and downspouts as needed.
2. All masonry, brick steps, must be in good, sound condition with no loose or missing brick, block or mortar. Replacement materials, including mortar colors, must match the originals in nature, texture, color and style. Caulking may not be used to replace masonry mortar. Tuck point all masonry accordingly. Replace broken step tread on front steps.
3. All exterior receptacles must be GFCI protected and weather-proof.
4. Repair the damage to the tree lawn (along driveway) using top soil if necessary and seed the area.
5. Trim all trees, bushes and/or shrubbery on the property, especially off the house, garage and roofs of both.

**GENERAL GARAGE ITEMS:**

1. Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Back wall is damaged and needs repair.

**DRIVEWAYS, SIDEWALKS, AND STAIRS:**

1. Level 1 square of public sidewalk.
2. Repair or replace damaged or broken or out of level brick driveway to include but not limited to, widen the first 15' (to 10' in width) off sidewalk, bedding, matching in color and style of current brick or install new hard surface driveway.
3. Replace 1 square of rear service/entry sidewalk. Service walks shall be a minimum of 4-inches in thickness.
4. Replace concrete pad along the front of garage.

**GENERAL ELECTRICAL ITEMS:**

**NOTE:** No electrical permit for bath or laundry room.

1. Replace all damaged or broken pull chain light fixtures.
2. Replace all damaged or broken/missing electrical switches, outlets, cover-plates and light fixtures throughout.

**GENERAL PLUMBING ITEMS:**

**NOTE:** No plumbing permit for 1<sup>st</sup> floor bath installed 2-3 years ago.

1. Install an air admittance valve and p-trap under kitchen sink.
2. Remove ABS pipe that is glued to PVC pipe and fittings.
3. Install 3" piping to washing machine also vent washing machine line.

**BASEMENT ITEMS:**

1. Clean and disinfect the basement.
2. A smoke detector is required: 110 v. type for open joist ceiling.
3. Tuck-point the mortar joints in the basement walls as needed. Repair all wall cracks.
4. Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
5. Scrape and paint the basement walls with block-filler paint.

**BASEMENT BATH:**

1. Repair the tub surround to make it sanitary and water tight. Or install new surround.
2. Replace shower faucet.
3. Install air tight sewer cap for clean-out in base of shower.

**1<sup>ST</sup> FLOOR - BATH ITEMS:**

1. Properly install the lavatory drain assembly. To include but not limited to: pop-up, drain to the stack, vent and drain assembly.
2. Install backsplash and caulk backsplash of sink.
3. Varnish dresser/vanity counter or replace.

Certificate of Inspection  
**175 Woodrow Ave.**  
Minda Brown-Jaramillo  
March 17, 2015

**2<sup>ND</sup> FLOOR - BATH ITEMS:**

1. Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bowl bolt caps.

**INTERIOR ITEMS:**

1. Install a new smoke detector on the first and second floor and all sleeping rooms.
2. Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

*This dwelling unit has been measured and determined to be approved for a maximum of EIGHT (8) occupants (total of both adults and children)*